

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
July 23, 2018

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Martin called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer

MEMBERS ABSENT

Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of Children's Services
- University of Tennessee
- Tennessee Board of Regents
- Department of Military
- Department of General Services
- State Building Commission

PRESENTER

Commissioner Bonnie Hommrich
Michelle Crowder
Dick Tracy
Colonel Andrew Milligan
John Carr
Ann McGauran

OTHER PARTICIPANTS

CONSENT AGENDA

Approved the following real property transactions and capital projects which have been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: The University of Memphis – Shelby County
Transaction: Disposal – Fee & Easement (Land Swap)
Provision(s): Waiver of advertisement and appraisal

- B. Agency: The University of Memphis – Shelby County
Transaction: Acquisition – Fee & Easement (Land Swap)
Provision(s): Waiver of advertisement and appraisal

- C. Agency: The University of Memphis – Madison County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and appraisals

- D. Agency: The University of Memphis – Madison County
Project Title: Demolition – 335 North Fairgrounds Street, Jackson, TN
SBC Project No: 367/007-04-2018
Requested Action: Approval of a project

- E. Agency: Middle Tennessee State University – Rutherford County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- F. Agency: Tennessee Board of Regents – Washington County
Project Title: CoM Buildings HVAC System Upgrades
SBC Project No: 166/005-06-2017
Requested Action: Approval of a revision in project budget and funding in order to award a contract

- G. Agency: Department of Transportation – Hamilton County
Transaction: Disposal – Fee
Provision(s): Waiver of one appraisal

- H. Agency: Department of Environment and Conservation – Williamson County
Transaction: Acquisition – Easement (Conservation)
Provision(s): Waiver of advertisement and appraisals

- I. Agency: Department of General Services – Hardeman County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- J. Agency: Department of General Services – Sullivan County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- K. Agency: Department of General Services – Robertson County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

L. Agency: Department of General Services – Benton County
Transaction: Acquisition – Lease Amendment (Space)
Provision(s): Waiver of advertisement

DEPARTMENT OF CHILDREN'S SERVICES

Disposal – Lease (Land)

Requested Action: Approval of disposal by lease with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 18-06-015

- **Location:** New Visions Campus
Davidson County – 9.4+/- acres – 3951 Stewarts Lane, Nashville, TN
- **Tenant:** TrueCore Behavioral Solutions, LLC (TrueCore)
- **Term:** September 1, 2018 thru June 30, 2022
- **Area / Costs:** \$450,000.00 annually (\$12.00 sf of improved space)

Comment: The term of this lease will coincide with the term of the services contract between the Department of Children's Services and TrueCore to provide custodial youth services at the New Visions facility. TrueCore will be responsible for all utility costs and the State will be responsible for all other costs at the New Visions Campus.

Due to the unique nature of the leasing need, advertising is not feasible.

Date of Last Transfer: September 18, 1911
Original Cost to State: \$0
Square Footage Improvements: 37,500 sf

Minutes: 07/23/2018 Approved disposal by lease with waiver of advertisement and one appraisal

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 2018-07-01

• **Proposed Lease**

- **Location:** University of Tennessee – Health Science Center
Davidson County, 301 S. Perimeter Park Drive, Nashville, TN
- **Landlord:** 3LS Properties, Inc.
- **Term:** 5 Years with one (1) five year renewal option
- **Area / Costs:** Approx 10,985 Square Feet

First Year Contract Rent (inc. Util. & Jan.)	\$192,238.00	\$17.50/sf
Average Annual Contract Rent (inc. Util. & Jan.)	\$212,010.50	\$19.30/sf
Total Annual Effective Cost	<u>\$212,010.50</u>	<u>\$19.30/sf</u>

• **Current Lease**

- **Location:** University of Tennessee – Health Science Center
Davidson County – 193 Polk Avenue, Nashville, TN
- **Landlord:** SH/Polk Associates, LLC
- **Term:** January 1, 2014 – December 31, 2018
- **Area / Costs:** 7,750 Square Feet

Annual Contract Rent (inc. Util. & Jan.)	\$100,362.50	\$12.95/sf
Total Annual Effective Cost	<u>\$100,362.50</u>	<u>\$12.95/sf</u>

- **Source of Funding:** Existing state appropriations and student fees.
- **Procurement Method:** RFP on template/Negotiated
- **FRF Rate:** \$20.00

Comment: This lease will provide classroom/faculty space for the UTHSC College of Pharmacy. The lease may be terminated for convenience with 120 days-notice. However, if the lease is terminated prior to the end of the 7th lease year, UTHSC must pay a termination fee equal to the unamortized Tenant Improvement Allowance provided by the landlord. Additional tenant improvement costs above the landlord provided Tenant Improvement Allowance will be paid by UTHSC. Rent increases 2.5% in years 1-7, then is flat the remainder of the option term.

Minutes: 07/23/2018 Approved a lease

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project

Project Title: Demolition – 419-435 East Second Street, Trenton, TN

Project Description: This project provides for the demolition of a portion of 419-435 East Second Street in Trenton, Tennessee.

SBC Number: 166/001-06-2017

Total Project Budget: \$400,000

Source of Funding: \$400,000 Plant Funds (Non-Aux) (A)

Comment: In accordance with the information relayed when this property was approved for acquisition from the TSU Foundation, the remaining portion of the building will continue to house the TN CAREs Early Head Start.

The Tennessee Historical Commission has determined that the demolition or disposal of this 50+ year old property does adversely affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Previous Actions:

11/20/2017	ESC	The Subcommittee deferred the item for one month
12/18/2017	ESC	Deferred to the February ESC meeting
02/26/2018	ESC	Approved deferring to a future meeting

Minutes: 07/23/2018 ESC Mr. Tracy stated that he has spoken with the Gibson County Mayor, Tom Witherspoon, and they are not interested in taking the property back. Mr. Tracy also spoke with the Trenton City Mayor, Randy Jackson, and the City of Trenton has a council meeting this week but the Mayor said that they are not in a position financially to take the building back or do renovations.

Treasurer Lillard asked if we are at the end of the line with respect of this building. Mr. Tracy replied “yes” and stated that they have talked with TSU and the Foundation is having issues with keeping insurance on the abandoned part of the building.

Commissioner Martin asked if there will be something to commemorate the building. Mr. Tracy replied that the campus has met with the Historical Commission and there is a mitigation strategy to document the building as well as recognize its role as an equalization school at the entry of the portion of the building that will not be demolished.

Treasurer Lillard asked if there is any other alternative for this building other than demolition. Mr. Tracy replied that the city or the county could take it back but neither were interested nor does either have the ability to fund the improvements or a need for the space.

Commissioner Martin asked if the Commission approves the project and if something changes at the city council's meeting what would happen. Mr. Tracy stated that if an entity came forward with funding and a plan for the building, TBR would not move forward with the process of closing on the property or the demolition. TBR will not start the process of transferring the property from the Foundation to the State until they have approval to do the demolition. TBR would not do any demolition until they own the building.

Commissioner Martin stated that he appreciated the circumstances and good faith efforts on everyone's part to remain open if something changes in the next few months.

Treasurer Lillard stated the University Foundations need to be more careful acquiring property with these type of issues.

The Subcommittee approved the project.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Gift) / (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description:

- **Location:** Transaction No. 18-02-010
Volunteer State Community College
Wilson County- 2.5 +/-acres (Gift), 7.5+/-acres (Acquisition) – Old Lebanon Dirt Road
Mt. Juliet, TN
- **Owner(s):** Sandra McFarland
- **Estimated Purchase Price:** Gift / Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

Comment:

The need for a satellite campus in Mt. Juliet is identified in VSCC's 2017 Master Plan. A new Mt. Juliet satellite campus will serve to increase the number of residents who are able to obtain access to higher education opportunities. Funds to construct a satellite campus facility on this property will be sought in a future budget request.

Date of Last Transfer: October 10, 2008
Purchase Price: \$0.00
Property Assessor's Value: \$234,700 (31.82 acres)
Square Footage Improvements: NA

Minutes:

07/23/2018 Treasurer Lillard asked if the land being gifted to the state was owned by the same person who is selling the remaining portion. Mr. Dick Tracy replied "yes". Secretary Hargett asked if it is a certainty that the owner is ready to sell the other 7.5 acres. Mr. Tracy replied "yes" and that the full 10 acres are just a portion of the owner's larger parcel.

The Subcommittee approved acquisition in fee with waiver of advertisement and one appraisal

DEPARTMENT OF MILITARY

Readiness Center, Lenoir City, Loudon County, Tennessee

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: Lenoir City RC Re-roof and Facility Update

Project Description: Replace EPDM and repair metal roof systems, perform repairs to masonry, exterior/interior finishes, and all required related work.

SBC Number: 361/051-01-2017

Total Project Budget: \$804,994.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$375,000.00	0.00	\$375,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	27,497.00	27,497.00	12/13	CurrFunds-CapMaint	(R)
	<u>375,000.00</u>	<u>27,497.00</u>	<u>402,497.00</u>		Federal Funds (NGB)	(F)
Original Project Budget:	\$750,000.00					
Change in Funding:		\$54,994.00				
Revised Project Budget:			\$804,994.00			

Comment: Five bids were received on June 20, 2018. An increase in funding is needed to award a contract to Eskola Roofing for the base bid only. There will be no additional designer fees.

Previous Action:

07/13/2017	SBC	Approved project and to select designer and using Best Value
07/27/2017	ESC	Approved designer selection (Community Tectonics Architects)
07/12/2018	SBC	Referred to ESC with authority to act

Minutes: 07/23/2018 ESC Approved a revision in project budget and funding in order to award a contract

DEPARTMENT OF MILITARY

Readiness Center, Lafayette, Macon County, Tennessee

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: Lafayette RC Re-roof and Facility Update

Project Description: Replace EPDM and metal roof systems, perform repairs to masonry, exterior/interior finishes, and all required related work.

SBC Number: 361/048-01-2017

Total Project Budget: \$670,080.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$320,000.00	0.00	\$320,000.00	17/18	CurrFunds-CapMaint(MP)	(A)
	0.00	15,040.00	15,040.00	12/13	CurrFunds-CapMaint	(R)
	320,000.00	15,040.00	335,040.00		Federal Funds(NGB)	(F)
Original Project Budget:	\$640,000.00					
Change in Funding:		\$30,080.00				
Revised Project Budget:			\$670,080.00			

Comment: Two bids were received on June 26, 2018. An increase in funding is needed to award a contract to King Construction Group for the base bid only. There will be no additional designer fees.

Previous Action: 07/13/2017 SBC Approved project and to select designer using Best Value
07/27/2017 ESC Approved designer selection (Upland Design Group Inc)
07/12/2018 SBC Referred to ESC with authority to act

Minutes: 07/23/2018 ESC Approved a revision in project budget and funding in order to award a contract

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease Amendment (Space)

Requested Action: Approval of a lease amendment with waiver of advertisement

Transaction Description: Transaction No. 05-06-908

● **Proposed Amendment**

○ **Term:** 12.5 years (October 1, 2008 – March 31, 2021)

○ **Area / Costs:** 4,234 Square Feet

Annual Contract Rent (Years 10-12.5)	\$ 53,000.00	\$12.52/sf
Estimated Annual Utility Cost	7,409.50	1.75/sf
Estimated Annual Janitorial Cost	4,657.40	1.10/sf
Total Annual Effective Cost	\$65,066.90	\$15.37/sf

● **Current Lease**

○ **Location:** Lincoln County – 4110 Thornton Taylor Parkway, Fayetteville, TN

○ **Landlord:** Don Gray

○ **Term:** 10 years (October 1, 2008 – September 30, 2018)

○ **Area / Costs:** 4,234 Square Feet

Annual Contract Rent	\$52,200.00	\$12.33/sf
Estimated Annual Utilities Cost	5,927.60	1.40/sf
Estimated Annual Janitorial Cost	4,657.40	1.10/sf
Total Annual Effective Cost	\$62,785.00	\$14.83/sf

● **Source of Funding:** FRF Operating Funds

● **Procurement Method:** Negotiated

● **FRF Rate:** \$14.00

Comment: This lease will provide office space for Department of Safety – Driver License Issuance & Tennessee Highway Patrol. Location was built to suit for State.

A request for waiver of advertisement and to amend the current lease by 2.5 years is in the best interest of the State at this time for strategic alignment of existing in-term expirations for long-term planning to effectuate a balance of portfolio and resources.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the interest at this time.

Previous Action: 09/25/2006 Approved a lease

Minutes: 07/23/2018 Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease with waiver of advertisement

Transaction Description: Transaction No. 18-06-907

● **Proposed Lease**

- **Location:** Wilson County – 1432 West Main Street, Lebanon TN
- **Landlord:** Harold E. Crye Living Trust
- **Term:** 2 years and 7 months (September 1, 2018 – March 31, 2021)
- **Area / Costs:** 4,308 Square Feet

Annual Contract Rent	\$ 60,312.00	\$14.00/sf
Estimated Annual Janitorial Cost	4,739.00	1.10/sf
Estimated Annual Utility Cost (Electric & Gas only)	6,246.00	1.45/sf
Total Annual Effective Cost	\$ 71,297.00	\$16.55/sf

● **Current Lease**

- **Location:** Wilson County – 1432 West Main Street, Lebanon TN
- **Landlord:** Harold E. Crye Living Trust
- **Term:** 5 years (April 1, 2013 – March 31, 2018) Holdover
- **Area / Costs:** 4,308 Square Feet

Annual Contract Rent	\$ 56,004.00	\$13.00/sf
Estimated Annual Janitorial Cost	4,739.00	1.10/sf
Total Annual Effective Cost	\$ 60,743.00	\$14.10/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for Department of Correction and will serve as a field Office for Probation and Parole supervision.

A request to waive advertising and approve a lease is in best interest of the State at this time for strategic alignment of existing in-term lease expirations for long-term planning to effectuate a balance of portfolio and resources.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Minutes: 07/23/2018 ESC Approved a lease with waiver of advertisement

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on June 27, 2018.

Report of Items Approved by Office of the State Architect

Initial Approvals of Capital Projects

- Reported the following six capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee
Location: Knoxville, Tennessee
Project Title: Roadway Resurfacing
Project Description: This project will mill and resurface campus roadways and on-street parking. Primary roads include Lake Loudoun Blvd, Fraternity Park Drive, and Pat Head Summitt Street.
SBC Project No. 540/009-06-2018
Total Project Budget: \$500,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project and utilizing Campus Consultant for design and Campus Resources for construction
Approval Date: 06/27/2018
 - 2) **State Procurement Agency:** University of Tennessee
Location: Knoxville, Tennessee
Project Title: Student Health X-Ray Machine Replacement
Project Description: This project will provide equipment and building modifications to replace the X-Ray machine at the Student Health Center.
SBC Project No. 540/009-07-2018
Total Project Budget: \$350,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project and utilizing Campus Consultant for design and Campus Resources for construction
Approval Date: 06/27/2018
 - 3) **State Procurement Agency:** University of Tennessee
Location: Knoxville, Tennessee
Project Title: Alumni Amphitheater Steam Line Repairs
Project Description: This project will repair steam and condensate piping and replace deteriorated amenities in the Alumni Amphitheater area.
SBC Project No. 540/009-09-2018
Total Project Budget: \$350,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project and utilizing Campus Consultant for design and Campus Resources for construction
Approval Date: 07/05/2018

- 4) **State Procurement Agency:** University of Tennessee
Location: Knoxville, Tennessee
Project Title: East Skybox Chiller Replacement
Project Description: This project will replace the chillers in the East Skybox section of Neyland Stadium.
SBC Project No. 540/009-10-2018
Total Project Budget: \$250,000
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved a project and utilizing Campus Consultant for design and Campus Resources for construction
Approval Date: 07/09/2018
- 5) **State Procurement Agency:** University of Tennessee
Location: Knoxville, Tennessee
Project Title: Tennis Facilities Camera System
Project Description: This project will replace and upgrade the malfunctioning camera systems at the Barksdale Tennis Stadium and the Goodfriend Tennis Center.
SBC Project No. 540/009-11-2018
Total Project Budget: \$175,000
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved a project and utilizing Campus Consultant for design and Campus Resources for construction
Approval Date: 07/09/2018
- 6) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: William R. Snodgrass TN Tower Publishing Equipment Installation
Project Description: Mechanical, fire protection, and electrical infrastructure modifications required for the installation of a high volume printing equipment, and all required related work.
SBC Project No. 529/079-01-2018
Total Project Budget: \$500,000
Source of Funding: 17/18 FRF CurrFunds-CapMaint (A)
Approval: Approved a project and utilizing an Agency Consultant for design and utilizing IDIQ alternative delivery method
Approval Date: 06/27/2018

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 17-11-004-RA
Location: Bark Camp Barrens Wildlife Management Area
Coffee County-230.67 +/- acres-1001 Warren Road, Manchester, TN
Owner(s): James T. Elrod and Ola S. Elrod (Tennessee Parks and Greenways Foundation)
Estimated Purchase Price: Fair Market Value
Source of Funding: 17/18 Wetlands Acquisition Funds (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 06/27/2018

Designer Selections

- 1) Reported the following designer selection for capital projects as delegated to the State Architect in accordance with Items 2.04(A)(1) and 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

State Procurement Agency: STREAM / Tennessee Wildlife Resources Agency
Location: Springfield, Tennessee
Project Title: Region 2 – Springfield Fish Hatchery Manager’s Residence
Total Project Budget: \$306,000
SBC Project No. 220/018-01-2018
Designer: CM Architects, PLLC
Approval Date: 06/21/2018

- 2) The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

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| <p>1) University of Tennessee – Knoxville
(Campus Beautification Projects)
Total Project Budget: \$2,000,000
SBC Project No. 540/009-03-2018
Designer: CAROL R JOHNSON ASSOCIATES
INC (CRJA-IBI GROUP)</p> <p>2) East Tennessee State University
(Campus HVAC Upgrades)
Total Project Budget: \$2,740,000
SBC Project No. 369/005-04-2018
Designer: FACILITY SYSTEMS CONSULTANTS</p> <p>3) Austin Peay State University
(Kimbrough HVAC Replacement)
Total Project Budget: \$2,250,000
SBC Project No. 373/003-07-2018
Designer: KURZYNSKE & ASSOCIATES</p> <p>4) Austin Peay State University
(Fire Alarm Replacement)
Total Project Budget: \$1,420,000
SBC Project No. 373/003-08-2018
Designer: WIN ENGINEERING LLC</p> <p>5) Chattanooga State Community College
(Advanced Technology Building Reroof)
Total Project Budget: \$680,000
SBC Project No. 166/012-02-2018
Designer: DERTHICK HENLEY & WILKERSON
ARCH</p> | <p>6) Chattanooga State Community College
(Lift Station Replacement)
Total Project Budget: \$390,000
SBC Project No. 166/012-03-2018
Designer: CTI ENGINEERS INC</p> <p>7) Cleveland State Community College
(Campus Parking and Road Updates)
Total Project Budget: \$1,365,000
SBC Project No. 166/013-02-2018
Designer: MARCH ADAMS & ASSOCIATES INC</p> <p>8) Columbia State Community College
(Exterior Repairs & Updates)
Total Project Budget: \$270,000
SBC Project No. 166/015-01-2018
Designer: AMERICAN STRUCTUREPOINT INC</p> <p>9) Dyersburg State Community College
(Science Building Interior Repairs)
Total Project Budget: \$1,500,000
SBC Project No. 166/017-01-2018
Designer: MCGEHEE NICHOLSON BURKE
ARCH</p> <p>10) Motlow State Community College
(Power Plant Boiler Update)
Total Project Budget: \$1,020,000
SBC Project No. 166/021-01-2018
Designer: KURZYNSKE & ASSOCIATES</p> |
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| <p>11) Walter State Community College
(Infrastructure Repairs Phase I)
Total Project Budget: \$1,450,000
SBC Project No. 166/023-02-2018
Designer: FULGHUM MACINDOE & ASSOC INC</p> <p>12) Volunteer State Community College
(HVAC Updates)
Total Project Budget: \$420,000
SBC Project No. 166/025-02-2018
Designer: ENVISION ADVANTAGE LLC</p> <p>13) Roane State Community College
(Building Envelope Repairs)
Total Project Budget: \$820,000
SBC Project No. 166/027-01-2018
Designer: ARCHITECTS WEEKS AMBROSE MCDONALD</p> <p>14) Roane State Community College
(Dunbar Classroom Elevator Replacement)
Total Project Budget: \$320,000
SBC Project No. 166/027-02-2018
Designer: SPARKMAN & ASSOCIATES ARCH</p> <p>15) Roane State Community College
(East TN Agricultural Exposition Center Improvements)
Total Project Budget: \$400,000
SBC Project No. 166/027-03-2018
Designer: UPLAND DESIGN GROUP</p> <p>16) Pellissippi State Community College
(ADA Corrections)
Total Project Budget: \$500,000
SBC Project No. 166/032-05-2018
Designer: COMMUNITY TECTONICS ARCH</p> <p>17) Pellissippi State Community College
(HVAC & Electrical Updates & Repairs)
Total Project Budget: \$1,350,000
SBC Project No. 166/032-06-2018
Designer: WEST WELCH REED ENGINEERS</p> <p>18) Nashville State Community College
(East Davidson Campus Roof Repairs)
Total Project Budget: \$750,000
SBC Project No. 166/034-01-2018
Designer: ARTIFICE LLC</p> | <p>19) Northeast State Community College
(Chiller Replacement)
Total Project Budget: \$520,000
SBC Project No. 166/038-01-2018
Designer: ENGINEERING SERVICES GROUP</p> <p>20) TCAT – Shelbyville
(Restroom Renovations)
Total Project Budget: \$120,000
SBC Project No. 166/086-01-2018
Designer: GOODWYN MILLS CAWOOD INC</p> <p>21) Ellington Agricultural Center
(Paving & Parking Upgrades)
Total Project Budget: \$3,040,000
SBC Project No. 100/000-01-2018
Designer: AECOM TECHNICAL SERVICES INC</p> <p>22) Natchez Trace State Forest
(Work Center)
Total Project Budget: \$1,710,000
SBC Project No. 100/010-02-2018
Designer: A2H INC</p> <p>23) Cedars of Lebanon State Park
(New Splash Pad)
Total Project Budget: \$800,000
SBC Project No. 126/015-01-2018
Designer: HURST-ROSCHE INC</p> <p>24) Montgomery Bell State Park
(Woodhaven Dam Phase II)
Total Project Budget: \$3,620,000
SBC Project No. 126/054-01-2018
Designer: AECOM TECHNICAL SERVICES INC</p> <p>25) Old Stone Fort State Archaeological Park
(Campground Upgrades)
Total Project Budget: \$1,200,000
SBC Project No. 126/066-01-2018
Designer: UPLAND DESIGN GROUP INC</p> <p>26) Mark Luttrell Transition Center
(Food Service Upgrades)
Total Project Budget: \$2,500,000
SBC Project No. 140/005-01-2018
Designer: SPIRIT ARCHITECTURE GROUP</p> |
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| <p>27) Tennessee Prison for Women
 (High Mast Lighting Upgrades)
 Total Project Budget: \$2,500,000
 SBC Project No. 142/009-01-2018
 Designer: MICHAEL BRADY INC</p> <p>28) Lois M. DeBerry Special Needs Facility
 (Sallyport & Pedestrian Gates Upgrades)
 Total Project Budget: \$3,500,000
 SBC Project No. 142/011-01-2018
 Designer: RUFUS JOHNSON ASSOCIATES</p> <p>29) Bledsoe County Correctional Complex
 (Geothermal/HVAC Remediation)
 Total Project Budget: \$43,250,000
 SBC Project No. 142/013-01-2013-04
 Designer: EDMONDS ENGINEERING INC</p> <p>30) Morgan County Regional Correctional Facility
 (Vocational Space Upgrades)
 Total Project Budget: \$1,000,000
 SBC Project No. 142/014-02-2018
 Designer: EDMONDS ENGINEERING INC</p> <p>31) Bristol Readiness Center
 (Reroof & Facility Updates)
 Total Project Budget: \$1,330,000
 SBC Project No. 361/005-01-2018
 Designer: SHAW & SHANKS ARCHITECTS PC</p> <p>32) Smyrna Volunteer Training Site
 (Building 500 Auditorium Repairs)
 Total Project Budget: \$538,000
 SBC Project No. 361/079-01-2018
 Designer: HFR DESIGN INC</p> | <p>33) Smyrna Volunteer Training Site
 (Open Bay Barracks)
 Total Project Budget: \$1,240,000
 SBC Project No. 361/079-03-2018
 Designer: GILBERT MCLAUGHLIN CASELLA ARCH</p> <p>34) R. S. Gass Laboratory
 (Elevator Modernization)
 Total Project Budget: \$1,040,000
 SBC Project No. 406/003-02-2018
 Designer: SMITH SECKMAN REID INC</p> <p>35) 220 French Landing
 (HVAC Upgrades & Life Safety Improvements)
 Total Project Budget: \$2,010,000
 SBC Project No. 529/014-01-2018
 Designer: SMITH SECKMAN REID INC</p> <p>36) TN Fire Service & Codes Enforcement Academy
 (HVAC & BAS Replacement)
 Total Project Budget: \$2,920,000
 SBC Project No. 700/001-01-2018
 Designer: OLIVER LITTLE GIPSON ENGINEERING</p> <p>37) Cleveland State Community College
 (Campus Revitalization)
 Total Project Budget: \$25,000,000
 SBC Project No. 166/013-01-2018
 Designer: BARBER MCMURRAY ARCHITECTS</p> |
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Other Business

There being no further business, the meeting adjourned at 11:18 a.m.

THE UNIVERSITY OF MEMPHISDisposal – Fee & Easement (Land Swap)

Requested Action:	Approval of disposal in fee and by easement with waiver of advertisement and appraisal
Transaction Description:	Transaction No. 18-04-009
<ul style="list-style-type: none"> ● Location: 	University of Memphis Shelby County – 15 acres +/- Central & Patterson, Memphis, TN
<ul style="list-style-type: none"> ● Estimated Sale Price: 	Equal Value Land Swap
<ul style="list-style-type: none"> ● Grantee: 	City of Memphis acting through its Memphis Light, Gas and Water Division
<ul style="list-style-type: none"> ● Source of Funding: 	Plant Funds (Non-Aux) (REM Fees) (A)
Comment:	<p>The purpose is to provide land and easements to the City of Memphis for joint City of Memphis/University of Memphis project to straighten City of Memphis street (Patterson Street) for safety and traffic flow improvements.</p> <p>The City of Memphis will perform the work which involves realigning Patterson Street from Alumni Avenue down to Walker Avenue on the South. The realignment will provide a 60 foot right of way that requires portions of seven parcels to be transferred to the City of Memphis. Additionally, the state will convey a drainage easement to the City. The conveyance and the related acquisition are in compliance with the University of Memphis's <u>2015 Master Plan</u>.</p>
Minutes:	07/23/2018 Approved disposal in fee and by easement with waiver of advertisement and appraisal

THE UNIVERSITY OF MEMPHISAcquisition – Fee & Easement (Land Swap)

Requested Action:	Approval of acquisition in fee and by easement with waiver of advertisement and appraisal
Transaction Description:	Transaction No. 18-04-008
• Location:	University of Memphis Shelby County – 15 acres +/- Central & Patterson, Memphis, TN
• Owner(s):	The City of Memphis acting through its Memphis Light, Gas and Water Division
• Estimated Purchase Price:	Equal Value Land Swap
• Source of Funding:	Plant Funds (Non-Aux) (REM Fees) (A)
Comment:	<p>This acquisition is in connection with the Patterson Street realignment project to straighten the street for safety and to improve traffic.</p> <p>The existing Patterson Street right of way will be abandoned by the City of Memphis and transferred to the State of Tennessee. The acquired property will be encumbered by easements for sewer and utilities, by both the City of Memphis and Memphis Light, Gas and Water. Additionally, the City will grant the State an easement for some landscaping services. This acquisition and the related disposal are in compliance with the University of Memphis's <u>2015 Master Plan</u>.</p>
Minutes:	07/23/2018 Approved acquisition in fee and by easement with waiver of advertisement and appraisal

THE UNIVERSITY OF MEMPHIS

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and appraisals

Transaction Description: Transaction No. 18-06-003

- **Location:** University of Memphis Lambuth
- **Owner(s):** Madison County – 0.17+/-acres – 335 N. Fairgrounds Street, Jackson, TN
Jackson Community Redevelopment Agency
- **Estimated Purchase Price:** \$25,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The University has a right of first refusal to acquire the properties listed on the Lambuth Endowment Property List from the Jackson Community Redevelopment Agency at a negotiated purchase price. Waiver of appraisals is requested because the purchase price is less than the right of first refusal. This intention is to demolish the structure and the property will be used for future Lambuth campus expansion and is in the University of Memphis Lambuth's 2015 Master Plan.

Date of Last Transfer: June 28, 2010
 Purchase Price: Unknown
 Property Assessor's Value: \$50,500.00
 Square Footage Improvements: 1431 sq ft

Minutes: 07/23/2018 Approved acquisition in fee with waiver of advertisement and appraisals

THE UNIVERSITY OF MEMPHIS335 North Fairgrounds Street, Jackson, Madison County, Tennessee

Requested Action: Approval of a project

Project Title: Demolition – 335 North Fairgrounds Street, Jackson, TN

Project Description: Demolish Single Family House

SBC Number: 367/007-04-2018

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant Funds (Non-Aux) (A)

Comment: The property was acquired in 2018. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary. Demolition is in accordance with 2015 Master Plan.

Minutes: 07/23/2018 ESC Approved project

MIDDLE TENNESSEE STATE UNIVERSITY

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description:

- **Location:** Transaction No. 18-04-012
Middle Tennessee State University
Rutherford - .61 +/- acres 2219 East Main Street, Murfreesboro, TN
- **Owner(s):** Mark Hancock
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Aux-Housing) (A)

Comment:

The University intends to use the structure located on the property as rental in the near future and plans on assuming existing lease / tenant. This property will be used for future campus expansion and is in MTSU's 2016 Master Plan.

Date of Last Transfer: 08/21/2014
 Purchase Price: \$0.00
 Property Assessor's Value: \$131,700.00
 Square Footage Improvements: 1,828

Minutes:

07/23/2018 Approved acquisition in fee with waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: CoM Buildings HVAC System Upgrades

Project Description: Repair and Replace the HVAC systems in several buildings. Includes replacement of air handling units, humidification systems, and other related work.

SBC Number: 166/005-06-2017

Total Project Budget: \$3,401,514.84

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,600,000.00	\$ 0.00	\$1,600,000.00	17/18	CurrFunds-CapMaint	(A)
	1,600,000.00	0.00	1,600,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	131,581.32	131,581.32	12/13	CurrFunds-CapMaint	(R)
	0.00	69,933.52	69,933.52	15/16	CurrFunds-CapMaint	(R)

Original Project Budget: \$3,200,000.00

Change in Funding: \$201,514.84

Revised Project Budget: \$3,401,514.84

Comment: Two bids were received on June 27th with Nor-Well Company, Inc. submitting the low bid. Additional funds are for base bid only. Funds are from two completed projects at ETSU (166/005-03-2015, Roof Replacements and 166/005-05-2012, Memorial Center Roof Replacement). There will be no additional designer fees.

Previous Action:

07/13/2017	SBC	Approved project
07/27/2017	ESC	Selected designer (Facility Systems Consultants)
07/12/2018	SBC	Referred to ESC with authority to act

Minutes: 07/23/2018 ESC Approved a revision in project budget and funding in order to award a contract

DEPARTMENT OF TRANSPORTATIONDisposal – Fee

Requested Action: Approval of disposal in fee with waiver of one appraisal

Transaction Description: Transaction No. 18-06-009
 • **Location:** Hamilton County – 2.355 +/- acres – 300 Morrison Springs Road Chattanooga, TN
 • **Estimated Sale Price:** Fair Market Value

Comment: This property has been determined to be surplus to the Department's needs. All adjacent landowners were notified; no offers were received. Therefore, the department wants to open bids to the public.

Date of Last Transfer: August 13, 1982 and July 29, 1982
 Previous Owner: Helen V. Farley and Walter M. Valentine
 Original Cost to State: \$96,750.00
 Square Footage Improvements: None

Minutes: 07/23/2018 Approved disposal in fee with waiver of one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Easement (Conservation)

Requested Action: Approval to accept conservation easement with waiver of advertisement and appraisals

Transaction Description: Transaction No. 18-06-016

- **Location:** Thompsons Station Battlefield
Williamson County – 102.61+/- acres – West of Thompsons Station Road, Thompsons Station, TN
- **Owner(s):** City of Thompsons Station
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 18/19 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: This conservation easement is for the preservation of the Fields tract which has significant cultural and historical value in connection with the Battle of Thompsons Station. This tract is located within the bounds of the City's Parks Department and lies adjacent to land which is also owned by Thompsons Station and is considered protected land under an easement to Land Trust of Tennessee. Funding from the Federal American Battlefield Protection Program was used to acquire this property and the establishment of a conservation easement on the property is a requirement of the federal program.

Minutes: 07/23/2018 Approved accepting conservation easement with waiver of advertisement and appraisals

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 17-06-959

- **Proposed Lease**

- **Location:** Hardeman County – 718 Industrial Drive, Middleton, TN
- **Landlord:** Middleton Industrial Board
- **Term:** 7 years with three 1 year options to renew
- **Area / Costs:** 2,700 Square Feet – Office (900 sf) and Warehouse (1,800 sf)

Annual Contract Rent (Office):	\$8,100.00	\$9.00/sf
Annual Contract Rent (Warehouse):	9,900.00	5.50/sf
Annual Total Contract Rent	\$18,000.00	\$6.67/sf
Estimated Annual Utilities Cost	4,725.00	1.75/sf
Estimated Annual Janitorial Cost	2,970.00	1.10/sf
Total Annual Effective Cost	\$25,695.00	\$9.52/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** Negotiated
- **FRF Rate:** \$7.50 (office/warehouse)

Comment: This lease will provide office/warehouse space for The Department of Environment and Conservation, West Tennessee River Basin Authority, and Hatchie River Maintenance Group. Advertisement is not required pursuant to TCA § 12-2-114.

Rental rate remains the same for each renewal option, if exercised.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Minutes: 07/23/2018 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 17-06-958

● **Proposed Lease**

- **Location:** Sullivan County – 143 Blountville Bypass, Blountville, TN
- **Landlord:** David K. Quillen
- **Term:** 10 years
- **Area / Costs:** 9,600 Square Feet

Annual Contract Rent:	\$169,152.00	\$17.62/sf
Estimated Annual Utility Cost	16,800.00	1.75/sf
Estimated Annual Janitorial Cost	10,560.00	1.10/sf
Total Annual Effective Cost	\$196,512.00	\$20.47/sf

● **Current Lease**

- **Location:** Sullivan County – 1329 Highway 394, Suites A&B, Blountville, TN
- **Landlord:** David K. Quillen
- **Term:** 10 years (January 1, 2006 – December 31, 2015) Holdover
- **Area / Costs:** 6,689 Square Feet

Annual Contract Rent	\$73,406.00	\$10.97/sf
Estimated Utilities Cost	9,364.60	1.40/sf
Estimated Janitorial Cost	7,357.90	1.10/sf
Total Annual Effective Cost	\$90,128.50	\$12.95/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for the office of probation and parole. The Public Safety Act of 2016 increased the responsibilities for this division resulting in increased space needs and enhanced build-out requirements.

The tenant may terminate this lease at any time with 120 days prior written notice to Landlord. If terminated prior to the end of the 60th month, payment of a termination fee by Tenant is required.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Previous Action: 05/31/2005 Subcommittee approved the transaction as presented.

Minutes: 07/23/2018 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 17-10-914

● **Proposed Lease**

- **Location:** Robertson County – 809 S Mabel Street, Springfield, TN
- **Landlord:** Pedigo Equities, LP
- **Term:** 7 years
- **Area / Costs:** 3,634 Square Feet

Annual Contract Rent	\$49,059.00	13.50/sf
Estimated Annual Utility Cost	6,359.50	1.75/sf
Estimated Annual Janitorial Cost	3,997.40	1.10/sf
Total Annual Effective Cost	\$59,415.90	\$16.35/sf

● **Current Lease**

- **Location:** Robertson County – 809 S Mabel Street, Springfield, TN
- **Landlord:** Pedigo Equities, PL
- **Term:** 5 years (April 1, 2012 to March 31, 2017) (Holdover)
- **Area / Costs:** 6,521 Square Feet

Annual Contract Rent	\$64,200.00	\$9.85/sf
Estimated Utilities Cost	9,129.40	1.40/sf
Estimated Janitorial Cost	7,173.10	1.10/sf
Total Annual Effective Cost	\$80,502.50	\$12.35/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for DHS, and the reduction in space needs is a result of implementation of Alternative Workplace Solutions at this location. Advertisement is not required pursuant to TCA § 12-2-114.

The tenant may terminate this lease at any time by giving 90 days written notice to the landlord, with payment of a termination fee.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Minutes: 07/23/2018 Approved a lease

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease Amendment (Space)

Requested Action: Approval of a lease amendment with waiver of advertisement

Transaction Description: Transaction No. 06-01-914

- **Proposed Amendment**

- **Term:** 12 years and 5 months (September 1, 2018 – January 31, 2021)

- **Area / Costs:** 5,400 Square Feet

Annual Contract Rent	\$ 50,400.00	\$9.34/sf
Estimated Annual Utility Cost	9,450.00	1.75/sf
Estimated Annual Janitorial Cost	5,940.00	1.10/sf
Total Annual Effective Cost	\$65,790.00	\$12.19/sf

- **Current Lease**

- **Location:** Benton County – 272 Highway 641 North, Camden, TN

- **Landlord:** J R Development

- **Term:** 10 years (September 1, 2008 – August 31, 2018)

- **Area / Costs:** 5,400 Square Feet

Annual Contract Rent	\$50,400.00	\$9.34/sf
Estimated Annual Utilities Cost	7,560.00	1.40/sf
Estimated Annual Janitorial Cost	5,940.00	1.10/sf
Total Annual Effective Cost	\$63,900.00	\$11.83/sf

- **Source of Funding:** FRF Operating Funds

- **Procurement Method:** Negotiated

- **FRF Rate:** \$14.00

Comment: This lease will provide office space for DHS and DCS. Location was built to suit for State.

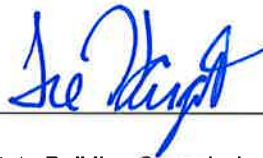
A request to waive advertisement and amend the current lease by 2 years and 5 months is in the best interest of the State at this time for strategic alignment of existing in-term expirations for long-term planning to effectuate a balance of portfolio and resources.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the interest at this time.

Previous Action: 11/20/2006 Subcommittee approved the transaction as presented

Minutes: 07/23/2018 Approved a lease amendment with waiver of advertisement

Approved:



Tre Hargett
Secretary, State Building Commission Executive Subcommittee
Secretary of State